

# EXHIBIT B

**METES AND BOUNDS DESCRIPTION  
OF A  
1.8071 ACRE TRACT  
PART OF LOT 1, BLOCK 4  
ANDERSON RIDGE SUBDIVISION, PHASE FOUR  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PART OF LOT 1, BLOCK 4, ANDERSON RIDGE SUBDIVISION, PHASE FOUR, ACCORDING TO THE PLAT RECORDED IN VOLUME 795, PAGE 257 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF PARK PLACE MARKING THE WEST CORNER OF SAID LOT 1, FOR REFERENCE A BOLT FOUND MARKING AN ANGLE POINT IN THE SOUTHERLY LINE OF PARK PLACE AND THE NORTHEAST CORNER OF LOT 4, BLOCK 1, ANDERSON RIDGE SUBDIVISION, SECTION TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 392, PAGE 789 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: S 68° 50' 40" W FOR A DISTANCE OF 2.85 FEET;

**THENCE:** N 68° 50' 40" E ALONG THE SOUTHEAST LINE OF PARK PLACE, SAME BEING THE NORTHWEST LINE OF SAID LOT 1, FOR A DISTANCE OF 232.66 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** S 22° 17' 18" E THROUGH SAID LOT 1 FOR A DISTANCE OF 469.69 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN THE EAST LINE OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** S 38° 07' 43" E CONTINUING THROUGH SAID LOT 1 FOR A DISTANCE OF 75.07 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST RIGHT-OF-WAY LINE OF HOLLEMAN DRIVE (60' R.O.W.) MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD SET BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 543.30 FEET, FOR REFERENCE A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE BEARS A CHORD OF: N 59° 53' 24" E - 151.58 FEET FROM WHICH A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF LOT 6, BLOCK 4, ANDERSON RIDGE SUBDIVISION, PHASE FOUR, BEARS: N 67° 54' 31" E FOR A DISTANCE OF 677.19 FEET;

**THENCE:** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 15' 03" FOR AN

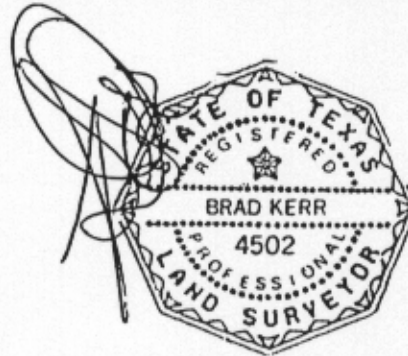
## EXHIBIT B

ARC DISTANCE OF 68.76 FEET (CHORD BEARS: S 48° 14' 45" W - 68.71) TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID LOT 1;

**THENCE:** N 40° 35' 22". W ALONG THE SOUTHWEST LINE OF SAID LOT 1 FOR A DISTANCE OF 599.74 FEET TO THE POINT OF BEGINNING CONTAINING 1.8071 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND FEBRUARY, 2000. SEE PLAT PREPARED FEBRUARY, 2000, FOR MORE DESCRIPTIVE INFORMATION. BEARING SHOWN HEREIN IS BASED ON THE PLAT CALL BEARING OF ANDERSON RIDGE SUBDIVISION, PHASE FOUR, 795/257.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

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N/F  
PETER E. PRITCHARD  
9.073 ACRE TRACT  
381/99